



MEET THE MAN  
GIVING VOICE TO  
THE PEOPLE - P2  
Clapton resident  
George McGee  
has been  
awarded for his  
work helping the  
local community



#### TACKLING FLY-TIPPING ON ESTATES - P3

More inspections, collections and smarter ways of working aim to improve waste clearance



#### MORE THAN 5,000 HOMES INSULATED - P6

Three councillors experienced  
first-hand how abseiling  
workmen install insulation in  
tower blocks

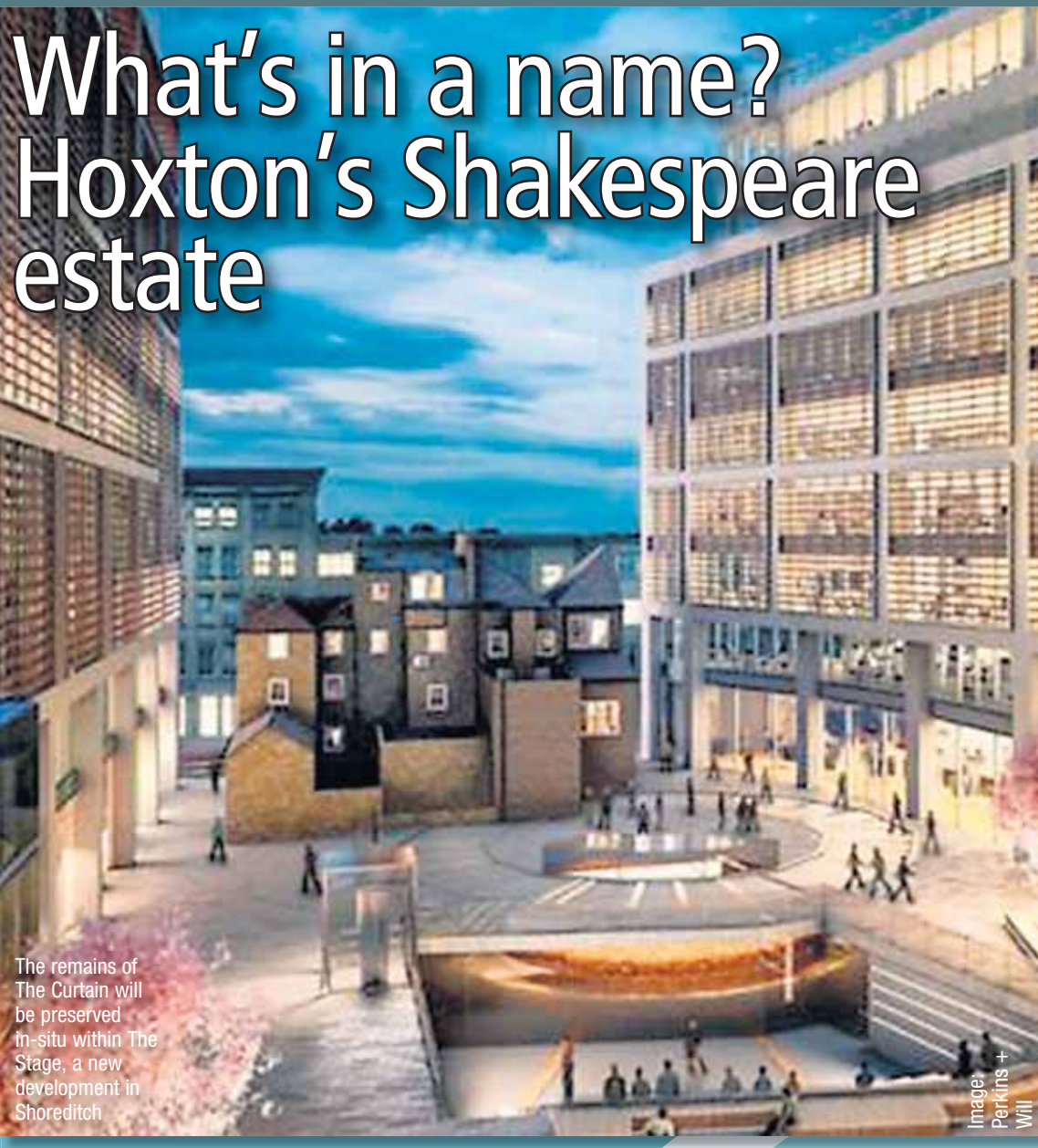


ISSUE 2 | 18 July 2016  
Working for better homes

# ourhomes



## What's in a name? Hoxton's Shakespeare estate



The remains of  
The Curtain will  
be preserved  
in-situ within The  
Stage, a new  
development in  
Shoreditch

Image:  
Perkins +  
Will

## Hundreds of new homes to be built on underused land

**A**N INNOVATIVE  
programme to  
build hundreds  
of new homes on  
underused Council  
land to help tackle the  
capital's housing crisis  
has been launched  
by Hackney.

The project will see areas like  
Council depots and empty garages  
on estates across the borough  
transformed into around 400 modern,  
high-quality homes, with 70 per cent  
for social rent and shared ownership.

Under the Housing Supply  
Programme, the 11 sites set for  
redevelopment won't see any existing  
homes demolished or loss of green  
space or playgrounds, with the focus  
on making the most of underused  
areas on some of our estates.

Current residents on these estates  
will get the first option to move  
into the new homes through a  
dedicated local lettings policy, while  
the programme will aim to recruit  
residents for at least a quarter of  
construction jobs on these sites,  
including through apprenticeships.

Cllr Philip Glanville, Deputy  
Mayor of Hackney, said: "We're  
determined to do all we can to  
build the homes that the borough  
needs and help more families find a  
genuinely affordable place to live."  
"We're already building thousands  
of new homes across Hackney,  
including council homes, but we  
know we can do even more to  
help meet demand by making the

most of underused Council land for  
small developments that can make a  
big difference.

"And crucially, we'll ensure local  
people are first in the queue for these  
new Council homes and the jobs that  
come with them.

"We don't get any government  
funding to build new homes, but  
we'll continue to use innovative  
approaches like this to fund new  
developments ourselves.

"I want to be clear that Hackney is  
committed to council housing, now  
and in the future."

The Council has written to residents  
near any proposed development to  
outline plans, with work set to start  
next year on some sites, subject to  
planning permission.

Any affected registered car parking  
spaces will be re-provided as close  
to the new developments as possible.  
Licensed garage users who could be  
affected will be contacted individually  
to discuss alternative locations  
for storage.

The ambitious programme will  
run hand-in-hand with the Council's  
existing estate regeneration work to  
replace ageing, low-density council  
homes and build nearly 3,000 new  
spacious homes for social rent and  
shared ownership, with outright sale  
to help pay for them in the absence of  
government funding.



RESIDENTS of an  
estate, which is named  
almost exclusively  
after Shakespeare  
characters, will team-  
up with a gallery and  
local young people to  
re-establish the Bard's

links to the community,  
400 years after the  
playwright's death.  
Quotes from one of  
Shakespeare's best-  
known works, 'The  
Tempest', will enliven a  
wall on the Arden estate,

Hoxton, in a cultural  
collaboration that marks  
the special relationship  
between the estate and  
Britain's greatest writer.  
Shakespeare lived in  
Hoxton during Elizabethan  
times. He wrote for

and performed at The  
Curtain and The Theatre  
playhouses, in Shoreditch.  
The foundations of the  
latter have this year  
been preserved at a new  
development on the site.  
**For more info, see p4-5.**



# Working for better homes



George McGee (centre) with Cllr Phillip Glanville, Deputy Mayor of Hackney (left), and outgoing Mayor Jules Pipe (right) at the regeneration of the former Tower Court estate, Clapton

## Hackney's top handy man

**RETIRED painter and decorator George McGee is a handy man to have around the borough. For the past 20 years, he has been scouting out what needs mending on estates, lobbying councillors, and working closely with the Council to help make homes better and communities stronger.**

The 70-year-old lives with his wife Mavis in Landfield estate, Clapton. It's been his home, and also where he raised two daughters since moving to Hackney from Cork in the 1950s, and it's where he has always played an active role in the community.

As Chair of the Landfield Tenant and Residents Association (TRA) and Vice-Chair of the Clapton

Neighbourhood Panel, he gives a voice to local people, with his suggestions to the Council often leading to direct improvements to the area.

"My favourite thing about living in Hackney is the community," says George, who organises events to help neighbours get to know each other. Adding: "It has changed a lot, but there are always people who want to help out and get involved."

"Building on the strength of the community in Hackney over the years has helped to cut down on antisocial behaviour, bring people together to work towards better homes, and make the area a better place to live."

This year, George received an Active Residents' Award

**“Building on the strength of the community in Hackney over the years has helped to cut down on antisocial behaviour”**

from the Council's housing service for his long service to the community, with the accolade honouring his part in making positive changes to the place he lives in, and helping ensure everyone resides in a decent home.

'Making things better' is George's mantra, from simple things, like reporting fly-tipping and estate repairs, to working on big projects with the Council that affect all Hackney residents, such as helping pick the best contractors who will do some

of the biggest building works in the borough.

One of George's proudest achievements was leading a group of residents tasked with helping the Council regenerate six estates. As Chair of the steering group, he ensured residents got to meet the architects, and his local knowledge helped influence the design and layout of the new homes and blocks.

"I was concerned about the safety of the children playing out on the estates," George

explains, adding: "When talking to the architects, I made sure the play areas were safe and away from dangers, such as busy roads."

Not only is George involved with improving the practical side of living in Hackney, he also helps bring the community together; be it organising trips to Legoland for younger residents or Southend for the more mature.

George also helps manage the Evering Road play group, in Landfield estate community hall, a group that he makes sure employs local people, offers affordable prices and is a space for local parents to meet.

Faisal Pirbhai, Resident Participation and Communities Manager, said:

"George is a great advocate for local people and has enabled residents from all walks of life to get their voices heard."

"His dedication, drive and community spirit is the reason he has been so successful over the years in bringing change that has made a difference to the lives of so many."

Have you been inspired to get involved with your local community? There are many ways to get involved, from joining a local Tenant and Resident Association, to volunteering for a local park.

### MORE INFO

For more info on how to get involved, visit: [www.hackney.gov.uk/get-involved](http://www.hackney.gov.uk/get-involved)





**For health and safety advice  
call: 020 8356 2280**

**The Council offers free collections  
for large items like mattresses,  
fridges and furniture**

**DID YOU  
KNOW?**



A young Colville estate resident enjoys the Big Lunch, and explores a possible future in the building trade

## The Big Lunch

RESIDENTS on a Shoreditch estate braved the English weather for a day of food, fun and family entertainment to mark the latest stage of major Council regeneration work to build hundreds of new homes.

Dozens of people living on the Colville estate came together in Shoreditch Park last month as part of developer Anthology's Big Lunch event, which aimed to give neighbours the opportunity to meet each other.

The next phase of development, which started this month, will see 70 new homes for social rent and six for shared ownership, with construction on nearly 200 homes for outright sale to help pay for them, due to start later this year.

The project is part of the Council's borough-wide estate regeneration programme, which will create nearly 3,000 new homes to help meet demand and give more families a modern place to live.

## News in brief

### Suffolk estate TMO first in borough to get accreditation

A GROUP of Hackney tenants are flying high after being awarded national recognition for their work running the estate they live on.

The Suffolk estate Tenant Management Organisation (TMO) has become the first in the borough to achieve a Kite Mark accreditation, celebrating good practice across all areas of TMO governance, including committee work, accountability to tenants, and community spirit.

Drafting policy, organising resident fun days and planting a wildflower meadow are just some of the work they have carried out over the past year to ensure their estate is run the best it can be.

Clare Moloney, committee member and estate resident said: "The assessment process is intense and rigorous, but provides a great vehicle for understanding what we do well and identifying areas for improvement."

The award ceremony took place on 18 June, held by the NFTMO, a national body that supports TMOs and recognises their achievements.

To find out more about the Suffolk estate TMO, visit: [suffolktmo.org](http://suffolktmo.org)



### Give your opinion on local topics and earn rewards

TENANTS and leaseholders are being encouraged to join an online community that will allow them to earn rewards for giving their opinions on a range of topics. The Hackney Matters Panel, made up of 1,700 residents, regularly completes surveys about Council services and future plans for parks, education and public health services, via a dedicated website.

The surveys are completed in members' own time, although they will occasionally be invited to focus groups and events.

Members are rewarded by being entered into free prize draws. They can also earn Betterpoints, which can be redeemed for high street vouchers, or donated to charity.

Interested? Join at: [www.hackneymatters.org](http://www.hackneymatters.org)



## New ways of tackling dumping on estates to improve look and feel

**IMPROVEMENTS to the way fly-tipping is tackled on estates has been introduced by the Council in a bid to improve the look and feel of communal areas for residents.**

Bulky waste that has been discarded on estates, such as furniture and old electrical items, will now be logged and monitored in more detail, to help identify offenders and take action against them.

Inspections and collections have now begun to take place at weekends, in addition to an increased weekday service, in order to target the days when dumpers are most active. Larger vehicles and smarter

**“Bulky waste has been a problem for years, and we are determined to crack it**

ways of working means clearance and removal is getting quicker and better.

The changes are part of the Council's aim to create a cleaner, more pleasant outdoor environment around blocks and estates through integrating the external cleaning service, which is responsible for communal outdoor areas, with Hackney's street cleaning service.

As part of this new integrated service, which will be introduced gradually over the coming months, weeds on estates

have also been targeted and treated and, once they have died off, they will be removed by cleaners.

Cllr Philip Glanville, Deputy Mayor of Hackney, said: "One of the key areas we want to improve is the look and feel of our blocks and estates so residents can feel even prouder to call them home.

"Bulky waste, which you can arrange through us to remove for free, has been a problem on estates for years.

We're determined to crack it and target

those few who are making communal areas unpleasant for everyone."

Cllr Feryal Demirci, Cabinet Member for Neighbourhoods and Sustainability, added: "This improved removal service forms part of a programme of change to bring our housing environment up to the same standard as street cleanliness."

The Council offers each household four free annual collections of large items like mattresses, fridges and furniture.

### MORE INFO

Book online at: [www.hackney.gov.uk/bulkywaste](http://www.hackney.gov.uk/bulkywaste); or call: 020 8356 6688. The Council should collect within 48 hours



# Working for better homes



## The Hoxton estate named after some of Shakespeare's greatest characters

Not a lot of people knew the buildings were named after Shakespeare characters



Arden TMO Chair, Bridget Menton



**WHAT'S in a name?** Juliet famously asked Romeo, in arguably Shakespeare's most famous play. Well, quite a lot actually if you're a resident on the Arden estate, in Hoxton.

The 750-household tenant managed organisation (TMO) complex, built mainly in the 1950s, spans Shoreditch Park in the west to Hoxton Market in the east, and the blocks are almost exclusively named after some of the Bard's most famous characters.

Caliban Tower looms large alongside Oberon, Rosalind, Falstaff, Macbeth and Juliet houses – among others – recalling some of Shakespeare's most well-known figures from 'A Midsummer Night's

Dream', 'As You Like It', 'The Tempest', 'King Lear', 'The Taming of the Shrew', and more.

But why? It is little-known that the area is inextricably bound to the nation's favourite playwright; Shakespeare lived in Hoxton, which, during Elizabethan times and much like now, was a hub of leisure, creativity and entertainment, where he performed as an actor and wrote some of his most iconic plays.

He wanted to be close to Shoreditch, home to the country's first two purpose-built playhouses, The Theatre and The Curtain, both in what is now Curtain Road. The former hosted at least three Shakespeare premieres, including 'Romeo and

**The mural is about nurturing local links with the community and getting them involved with the history of the estate**

Juliet' in the 1590s, while the foundations of the latter were unearthed in May by

archaeologists, along with stage props, including a bird whistle and tokens.



Photo: Wola

A new housing development, referentially named The Stage, will be built on The Curtain site. However, the remains of the theatre will be preserved, protected and displayed in-situ for the public.

In May, 400 years after Shakespeare's death, the Council joined forces with Shakespeare in Shoreditch to host interpretations of the Bard's best-known work, including more than 1,000 associated plays at local venues over 10 days, courtesy of company Rude Mechanicals; and free film screenings were aired in Hackney's public squares thanks to The Lost Picture Show. All of this had a shared goal: to help introduce Shakespeare's work to the

local community.

And it's worked. Arden TMO Chair, Bridget Menton, who has lived on the estate for 40 years, saw one of the performances in Arden's community centre.

She said: "Not a lot of people knew the buildings were named after Shakespeare characters, even people here 50-odd years and more, so when they found out they were very, very surprised."

"Some actors came to do readings a couple of weeks ago and they were fantastic. When they spoke, they spoke with such force and feeling that I was absolutely amazed. I think a lot of people think Shakespeare is very high-brow, but if they could see these people on stage and

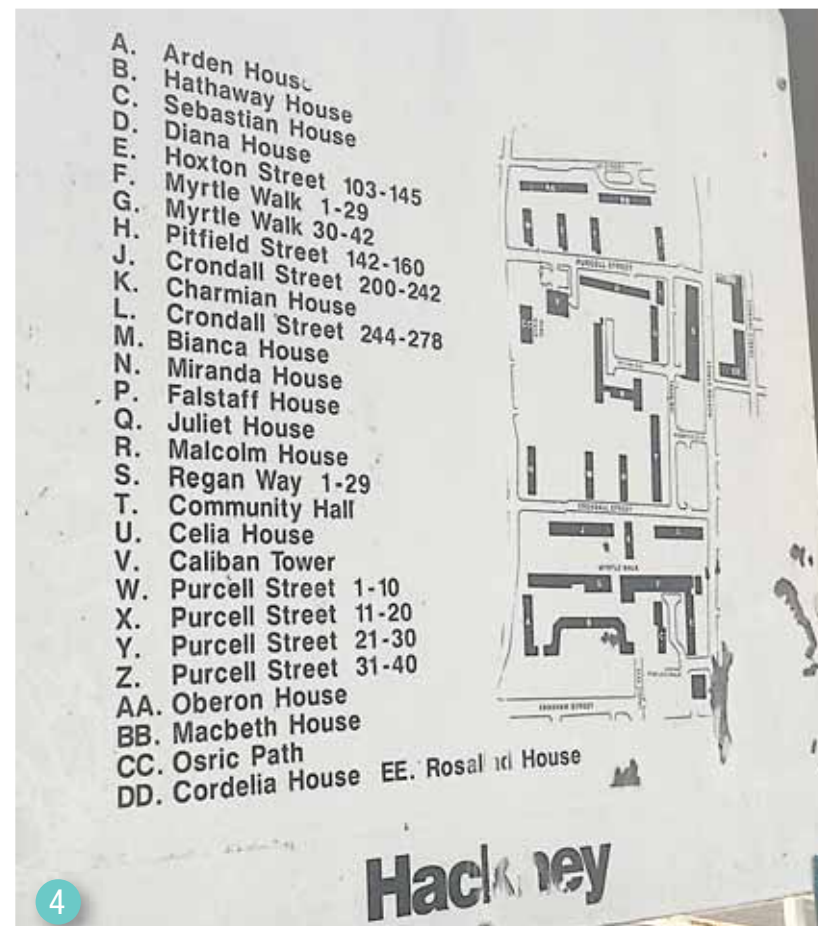
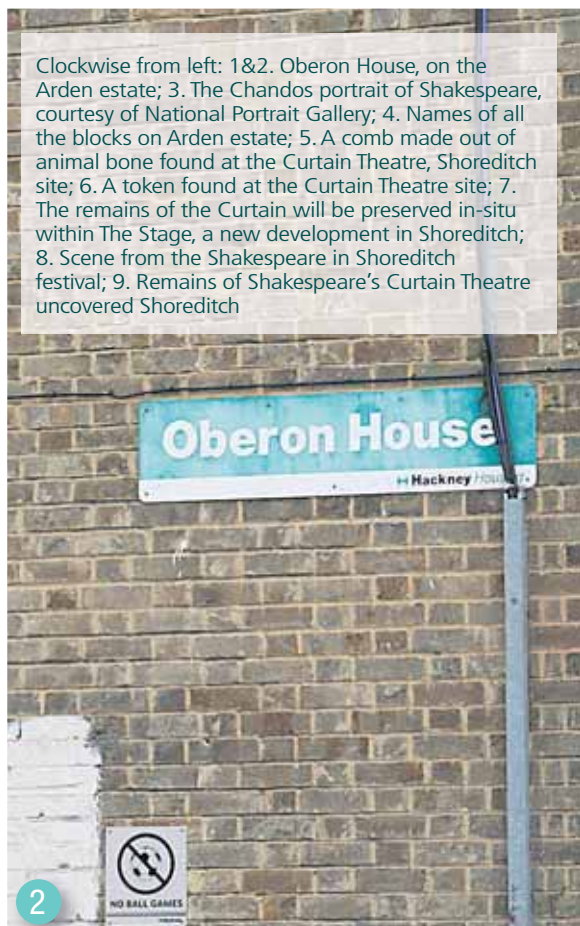


# To report a non-emergency repair call: 020 8356 3691

It's easier and quicker to pay  
Council Tax by direct debit.  
Go to: [hackney.gov.uk/housing](http://hackney.gov.uk/housing)

**SPOT  
LIGHT**

Clockwise from left: 1&2. Oberon House, on the Arden estate; 3. The Chandos portrait of Shakespeare, courtesy of National Portrait Gallery; 4. Names of all the blocks on Arden estate; 5. A comb made out of animal bone found at the Curtain Theatre, Shoreditch site; 6. A token found at the Curtain Theatre site; 7. The remains of the Curtain will be preserved in-situ within The Stage, a new development in Shoreditch; 8. Scene from the Shakespeare in Shoreditch festival; 9. Remains of Shakespeare's Curtain Theatre uncovered Shoreditch

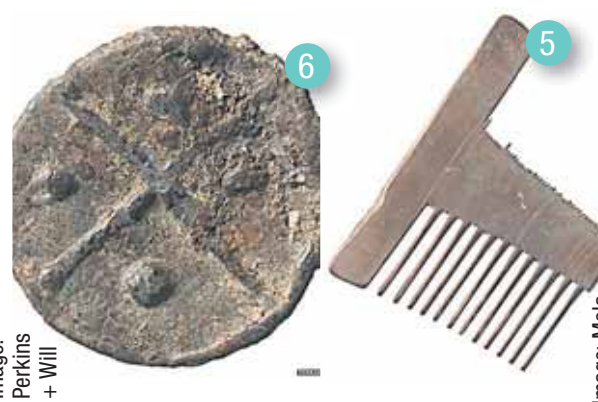


hear them speak, I think they'd change their minds."

Now, to mark the Bard's influence on the area, the TMO and nearby PEER Gallery, along with young people from Laburnum Boat Club, will join forces to create a mural next month on a wall in the estate garden featuring quotes from 'The Tempest'.

Ania Bas, Local Audience Curator of the gallery, said: "The mural is about nurturing local links with the community and getting them involved with the history of the estate. We want people to be excited about the Shakespeare connection."

The Shakespeare in Shoreditch festival was part-funded by Hackney Community Fund (HCF) set up by the Council. The money comes from a £1 voluntary donation made by guests at the Ace and Boundary hotels and goes towards employment, culture and public spaces in the borough.



## What's behind the name of your block?

There are nearly 30 blocks on Arden. Who are they named after?

**Arden:** Shakespeare's mother's maiden name was Mary Arden. Arden is referenced a number of times, including the forest in 'As You Like It' to which the play's heroine Rosalind is exiled

**Bianca:** The beautiful younger sister of Kate in 'The Taming of the Shrew'. Bianca has several admirers in the play, but her father refuses to allow her to marry until Kate has found a husband

**Caliban:** The enigmatic witch's son in island play 'The Tempest'

**Celia:** Prudent and quieter cousin of Rosalind in 'As You Like It'

**Charmian:** Trusted servant of Cleopatra in 'Antony and Cleopatra'

**Cordelia:** Youngest and favourite daughter of King Lear in play of the same name. She is banished by her father for her honesty

**Diana:** A young Florentine woman in 'All's Well That Ends Well'

**Falstaff:** Primarily a comic character in four Shakespeare plays: 'Henry IV', Part 1 and Part 2; 'Henry V'; and 'The Merry Wives of Windsor'

**Hathaway:** Anne Hathaway was the wife of William Shakespeare

**Juliet:** The heroine of famous tragedy, 'Romeo and Juliet'. She falls in love with Romeo, the son of her family's arch enemies

**Macbeth:** Titular antihero of one of

Shakespeare's darkest tragedies. Once a respected warrior, Macbeth murders the King of Scotland to take the throne

**Malcolm:** Son of the murdered King of Scotland in 'Macbeth'. He retakes the throne following Macbeth's treachery against his father

**Miranda:** Sole female character in 'The Tempest'. She is known for being loving, kind and compassionate

**Osric:** Amusing and inventive court jester in 'Hamlet'

**Oberon:** King of the Fairies in 'A Midsummer Night's Dream'

**Rosalind:** One of Shakespeare's most celebrated heroines. The central figure in 'As You Like It', she is renowned for her wit, loyalty, intelligence and beauty

**Sebastian:** Lost twin brother of 'Twelfth Night' heroine, Viola

**Regan:** Middle princess of tragedy 'King Lear'. She is poisoned by her sister.



### MORE INFO

For more info on what's going on at Arden community hall, call: 020 7739 7075

Image: Perkins + Will

Image: Mola



# Working for better homes



These homes are now warmer, greener places to live, with residents likely to see a nearly £100-a-year saving to their bills

## Home insulation project completed

Cllr Glanville abseils down Rowley Gardens, in Woodberry Down estate



**THREE** councillors showed the sky's the limit in the Council's bid to improve homes for Hackney residents, after taking part in an abseil to mark the completion of a 5,000-home insulation project that will save residents money as well as tonnes of carbon dioxide (CO2).

The 10-storey descent of a tower block in the Woodberry Down estate, marking the completion of the borough-wide cavity wall insulation programme, was undertaken by Cllr Philip Glanville, Cabinet Member for Housing and Deputy Mayor; Cllr Feryal Demirci, Cabinet Member for Neighbourhoods and Sustainability; and Cllr Carole Williams, Chair of Community Safety and Social Inclusion Scrutiny Commission.

The final phase of the project took place at Rowley Gardens, which were among the hardest-to-treat blocks in the borough. A team of abseilers were enlisted to help carry out the work, saving thousands of pounds that would have otherwise been spent on scaffolding. It also significantly reduced the impact of works on residents.

Around a third of heat lost in an uninsulated home escapes through the walls. Heat flows from a warm area to a cold one, so in the winter it can cost a lot more to heat your home if it is uninsulated. For a gas-heated, mid-floor flat, cavity wall insulation can save residents around £90 a year, while the overall annual environmental impact is an estimated 40,000 tonne CO2 reduction.

Cllr Glanville said: "Rowley Gardens marked the end of our three-year project, which has brought real benefits to more than 5,000 Hackney households. It was good to get first-hand experience of what is involved in doing this type of work. These homes are now warmer, greener places to live, with residents likely to see a nearly £100-a-year saving to their bills."

For more info on how to save money and energy, visit: [www.hackney.gov.uk/save-energy](http://www.hackney.gov.uk/save-energy)



Fifteen young people completed their last day of training at Lea View House



## Young people gain trade skills for their future

**YOUNG** people from Hackney struggling to get into work took part in training to learn new construction skills and improve their employment prospects.

Fifteen over 19-year-olds got to grips with carpentry, joinery, painting and decorating, as well as interview techniques, as part of the three-week course called Building Futures, at the end of which participants earned a BTEC Level 1

Award in construction.

The project is funded by the Council and run by its housing contractor Wates Living Space Maintenance, which is delivering regeneration and planned repairs across the borough.

Cllr Philip Glanville, Deputy Mayor of Hackney, said: "The Council rightly requires its contractors to offer a range of benefits to the local community when carrying out work on

our behalf. Helping young and unemployed people gain the skills they need to map out their future is a key priority for us.

"This course may have only been three weeks, but it's the first step towards a solid career. I'd like to thank Wates for providing the training and wish all those who took part the best of luck in the future."

David Morgan, Managing Director of Wates, added: "We are constantly looking for ways to

invest in the communities in which we work."

The apprentices were awarded a certificate last month after completing their last day undertaking gardening at Lea View House, where Wates is currently doing improvement works for residents on behalf of the Council.

The Council requires its contractors to offer a range of socio-economic benefits for the local community.

## Here's what we're doing to improve your housing service

THIS is the first of a regular column I'll be writing to keep you updated about what we're doing to improve our housing services across our estates and street properties.

We know there are lots of things that need fixing, some long-standing, and that at times we have not provided you with the best possible service.

One key issue that keeps coming up is lighting. How many Council workers does it take to change a light bulb? Well, quite a few. Estate lighting has been an issue for a while, so in April we brought in a number of improvements, ensuring there are

weekly lighting checks and that a repair is raised quickly if a light cannot be changed then and there. We've also employed more electricians and invested in better equipment. All this means a lighting repairs appointment now takes an average of three days rather than 15. Hopefully you've been noticing a difference.

We are on course for ensuring that all council homes are brought up to 'decent standard' by the end of the next financial year. This means properties are modernised, where needed, and are made safer, more secure, warmer and greener. We are also now working to a lifetime

homes standard, so the work we have done lasts longer. We've been listening to you to help make those changes, such as installing full-height tiling in showers to reduce the risk of leaks.

Now for the not-so-good news. We've been having severe problems with our telephone systems at both the repairs and neighbourhood centres. It has meant some people experienced long delays or were unable to get through at all. It's a shame because we have been working so hard to improve our repairs centre service in particular, and wait times had fallen from an average of six minutes to 39 seconds.

However, we are working with the Council's suppliers to resolve the problems and restore normal service as soon as possible.

Have you seen our resident satisfaction survey? They were posted to all Council tenants and leaseholders. Filling those in will show us where we need to continue to make improvements. To fill it in online you'll need your household ID. If you've lost it, call: **020 8356 7830**.

**We are on course for ensuring that all council homes are brought up to 'decent standard'**

Cllr Glanville







**For fire safety advice  
call: 020 8555 1200**



**You can report  
antisocial behaviour to  
us 24-hours a day**

**DID YOU  
KNOW?**



## Landlord fined for cramming 28 in house with one kitchen

**A LANDLORD who illegally converted a Stoke Newington house to squeeze 28 tenants into just seven unsafe rooms has been handed a £20,000 fine after enforcement action by the Council.**

Alfred Landau ignored basic safety standards at the overcrowded home in Allerton Road, installing no fire alarms and leaving residents with only one kitchen and bathroom to share between them.

Council investigators and police discovered the conditions at the terraced house, made up of two storeys and an attic, after a dawn raid in October.

Landau, of Queen Elizabeth's Walk, Stoke

**“Those who seek to take advantage of London's housing crisis for personal profit have no place in our borough”**

Newington, was fined £20,000 and made to pay costs and charges of £1,845 after pleading guilty to managing an unlicensed house of multiple occupation at Thames Magistrates Court last month.

Cllr Philip Glanville, Deputy Mayor of Hackney, said: “The lack of any basic fire safety at this jam-packed property put lives at risk, and this fine serves as a warning that we won't stand by when we see unsafe conditions in Hackney's homes.

“We're determined to

drive up standards for private renters in Hackney, and we won't hesitate to take enforcement action and press for the strongest penalties for landlords who flout the rules.

“Those who seek to take advantage of London's housing crisis for personal profit have no place in our borough.”

Landlords wanting to let a house to multiple people across three floors or more require a license from the Council, which lays down rules about safety, space and

facilities for tenants.

The mandatory installation of fire and carbon monoxide detectors by private landlords is a key part of the Council's '10 Steps to Better Private Renting' campaign, which calls on the Government to make changes to improve standards for renters.

The Government agreed to introduce the measure earlier this year along with action to stop revenge evictions, and is also proposing a national ban on rogue landlords.

### MORE INFO

To sign the petition and for more information, visit: [www.hackney.gov.uk/10-steps](http://www.hackney.gov.uk/10-steps)

## Parking vouchers now online

IT now takes minutes to buy parking permits and visitor vouchers thanks to a new online system.

Residents will no longer have to wait in long queues to get their parking permit in person, or wait days before they can park, thanks to a new system launched last month.

The online portal is user-friendly and quick to use, and makes parking easier and cheaper. For most customers no documents will need to be uploaded, as the Council can just use residents' addresses and parking registration details to automatically process their permits. Temporary permits can be printed off to access parking straightaway and online discounts will also be available.

Residents can sign up to a parking account today, and could win an iPad Mini, at: [www.hackney.gov.uk/parking](http://www.hackney.gov.uk/parking)



## How to stay safe when cooking

NEVER leave hot fat or oils unattended; always buy electrical goods from a reputable shop; and never leave children alone in the kitchen. This is the advice to residents from the London Fire Brigade and the Council to help prevent blazes in the kitchen.

David Scott, Fire Risk Assessment Manager for the Council, said: “Most fires in the home are started when people are cooking, so following the above advice will help keep you and your family safe. If there is a fire, a smoke alarm provides vital early warning and extra time to escape, so every home should have at least one working smoke alarm, and remember to test them once a week.”



For free home fire safety advice and information contact the London Fire Brigade on: **020 8555 1200**; telephone: **020 7960 3629**; e-mail: [info@london-fire.gov.uk](mailto:info@london-fire.gov.uk); or visit: [www.london-fire.gov.uk](http://www.london-fire.gov.uk) Dial **999** in an emergency.

## Cold, damp brick garage let for £1k-a-month banned as accommodation



**A DAMP Clapton garage with inadequate security, heating and insulation let for more than £1,000 per month has been banned from use as accommodation after enforcement action by the Council.**

The brick garage, in Brooke Road, flouted basic safety and planning rules with one 'wall' being made of shutters previously used

for car access.

When Council officers visited the building, which had no planning permission and didn't meet basic building regulations, they found two people living in the dangerous conditions.

The garage had been marketed as a one-room studio flat, despite having damp problems, no secure front door, a concrete floor and substandard heating and

kitchen facilities.

After supporting the tenants to find alternative accommodation, officers issued a prohibition order to stop it being used as a flat with the threat of criminal prosecution and an unlimited fine for the landlord if ignored.

Cllr Philip Glanville, Deputy Mayor of Hackney, said: “Those who seek to exploit the demand for housing in Hackney to rake in

cash through illegal conversions like this should not doubt we will follow through on our warnings of enforcement action.

“This landlord had barely made any attempt to meet the basic standards we expect, and we'll continue to monitor this property.

“We will prosecute those who break the law when necessary and always press for the strongest penalties.”



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be drawn every three  
months, until

**31 May 2017**



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Call: **020 8356 8877**